NEW YORK STATE
DIVISION OF
HOUSING AND COMMUNITY RENEWAL

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TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, JULY, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	JULY		
	1981	1980	Percent Change
New Residential Units	3,053	2,424	+26
New York City	974	663	+47
Suburban New York City	754	674	+12
Upstate	1,325	1,087	+22
Dollar Value of All Construction (in thousands)	$313,142	$362,106	-14
New York City	65,106	123,635	-47
Suburban New York City	93,268	87,885	+ 6
Upstate	154,768	150,586	+ 3

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	32,000	26,804
New York City	11,000	7,800
Suburban New York CITY	8,000	6,638
Upstate	13,000	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
ONE-FAMILY HOUSES		
Somers	118	$5,501
APARTMENT HOUSES, including three and four family houses		
Buffalo	151	5,875
New York City		
The Bronx	320	7,000
Queens	489	8,786

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Mount Pleasant	1	$2,900
HOSPITALS, INSTITUTIONAL		
Brighton	1	600
Greece	1	765
Groton (Village)	1	2,200
Hamptonburgh	1	1,100
Nyack	1	1,000
Oneonta (City)	1	800
Rochester	1	1,912
INDUSTRIAL		
Avon (Village)	1	2,001
Beacon	1	868
Cortland	1	730
Hempstead (Town)	1	1,800
Johnstown (City)	1	800
Kirkwood	1	850
LaGrange	2	1,720
North Hempstead	1	836
Oyster Bay	2	2,509
Poughkeepsie (Town)	2	1,707
Ulster	1	2,657
Watertown (Town)	1	1,000

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Buffalo	1	$2,500
Mount Kisco	1	3,200
New York City		
Manhattan	2	26,000
OTHER, SHELTER		
Rochester	1	5,700
PUBLIC WORKS, UTILITIES		
Stony Point	1	700
SCHOOLS, EDUCATIONAL		
Albany	1	1,370
New York City		
Staten Island	1	1,500
Rye (Town)	fd	2,000
Saratoga Springs	1	4,694
STORES, MERCANTILE		
East Hampton (Village)	1	762
Greece	1	600

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Brooklyn	3	$1,680
Manhattan	1	1,000
Syracuse	1	1,029
INDUSTRIAL		
Poughkeepsie (Town)	1	665
OFFICES, PROFESSIONAL		
Garden City	1	750
PUBLIC WORKS, UTILITIES		
Yonkers	1	1,000
SCHOOLS, EDUCATIONAL		
New York City		
Manhattan	1	3,000
STORES, MERCANTILE		
Hempstead (Town)	1	640

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (7 mos.)...	13,670	4,358	3,234	6,078
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (7 mos.)...	18,467	6,959	4,675	6,833
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (7 mos.)..	1,805,549	639,570	403,298	762,681
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (7 mos.)...	1,965,622	638,944	546,870	779,808
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (7 mos.)...	1,805,549	493,147	927,705	384,697
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (7 mos.)...	1,965,622	671,213	851,755	442,654
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, July and January-July, 1981 and 1980

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	July, 1981[2]					July, 1980[2]					
Total NY State	3,053	1,673	66	515	799	2,424	1,436	78	39	871	+26
NY City	974	78	36	503	357	663	30	36	27	570	+47
Suburban NYC[1]	754	653	16	-	85	674	517	26	-	131	+12
Upstate	1,325	942	14	12	357	1,087	889	16	12	170	+22
	January-July, 1981[2]					January-July, 1980[2]					
Total NY State	18,467	8,915	906	1,178	7,468	13,670	8,119	716	531	4,304	+35
NY City	6,959	482	644	1,086	4,747	4,358	496	544	232	3,086	+60
Suburban NYC[1]	4,675	3,133	126	40	1,376	3,234	2,626	72	123	413	+45
Upstate	6,833	5,300	136	52	1,345	6,078	4,997	100	176	805	+12

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, July and January-July, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	July					
	Total			New Residential		
Total NY State	$ 313,142	$ 362,106	-14	$120,928	$ 92,245	+31
NY City	65,106	123,635	-47	21,994	20,528	+ 7
Suburban NYC[1/]	93,268	87,885	+ 6	40,690	24,572	+66
Upstate	154,768	150,586	+ 3	58,244	47,145	+24
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 122,443	$ 218,174	-44	$69,771	$ 51,687	+35
NY City	28,946	94,371	-69	14,166	8,736	+62
Suburban NYC[1/]	29,614	50,157	-41	22,964	13,156	+75
Upstate	63,883	73,646	-13	32,641	29,795	+10
	January-July					
	Total			New Residential		
Total NY State	$1,965,622	$1,805,549	+ 9	$671,213	$493,147	+36
NY City	638,944	639,570	..	159,486	111,521	+43
Suburban NYC[1/]	546,870	403,298	+36	219,813	127,117	+73
Upstate	779,808	762,681	+ 2	291,914	254,509	+15
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 851,755	$ 927,705	- 8	$442,654	$384,697	+15
NY City	355,414	415,888	-15	124,044	112,161	+11
Suburban NYC[1/]	196,882	170,976	+15	130,175	105,205	+24
Upstate	299,459	340,841	-12	188,435	167,331	+13

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, July and January-July, 1981 and 1980

Borough	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Percent Change (Total)
	July, 1981[2/]					July, 1980[2/]					
Total NY City	974	78	36	503	357	663	30	36	27	570	+ 47
The Bronx	332	3	6	3	320	2	-	2	-	-	x
Brooklyn	17	2	4	11	-	59	8	14	9	28	- 71
Manhattan	37	-	-	-	37	537	-	-	-	537	- 93
Queens	509	8	12	489	-	26	3	-	18	5	x
Staten Island	79	65	14	-	-	39	19	20	-	-	+103
	January-July, 1981[2/]					January-July, 1980[2/]					
Total NY City	6,959	482	644	1,086	4,747	4,358	496	544	232	3,086	+ 60
The Bronx	618	35	16	28	539	221	-	12	12	197	+180
Brooklyn	553	8	34	59	452	166	18	54	66	28	+233
Manhattan	3,251	11	-	-	3,240	2,790	-	-	4	2,786	+ 17
Queens	1,374	35	154	996	189	404	27	152	150	75	+240
Staten Island	1,163	393	440	3	327	777	451	326	-	-	+ 50

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, July and January-July, 1981 and 1980 (In thousands)

Borough	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	July					
	Total			New Residential		
Total NY City	$ 65,106	$123,635	- 47	$ 21,994	$ 20,528	+ 7
The Bronx	8,095	1,732	x	7,365	60	x
Brooklyn	6,576	3,442	+ 91	1,305	1,488	- 12
Manhattan	34,213	111,397	- 69	1,054	17,268	- 94
Queens	10,767	5,871	+ 83	9,516	750	x
Staten Island	5,455	1,193	x	2,754	962	+186
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 28,946	$ 94,371	- 69	$ 14,166	$ 8,736	+ 62
The Bronx	-	99	-100	730	1,573	- 54
Brooklyn	642	67	x	4,629	1,887	+145
Manhattan	26,005	90,208	- 71	7,154	3,921	+ 82
Queens	240	3,878	- 94	1,011	1,243	- 19
Staten Island	2,059	119	x	642	112	x
	January-July					
	Total			New Residential		
Total NY City	$638,944	$639,570	..	$159,486	$111,521	+ 43
The Bronx	41,345	24,084	+ 72	17,658	9,412	+ 88
Brooklyn	134,945	25,132	x	10,304	4,882	+111
Manhattan	364,474	492,124	- 26	81,509	70,916	+ 15
Queens	69,588	50,311	+ 38	27,308	7,678	+256
Staten Island	28,592	47,919	- 40	22,707	18,633	+ 22
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$355,414	$415,888	- 15	$124,044	$112,161	+ 11
The Bronx	3,255	4,584	- 29	20,432	10,088	+103
Brooklyn	82,530	3,022	x	42,111	17,228	+144
Manhattan	238,827	345,830	- 31	44,138	75,378	- 41
Queens	27,301	34,637	- 21	14,979	7,996	+ 87
Staten Island	3,501	27,815	- 87	2,384	1,471	+ 62

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], July and January-July, 1981 and 1980

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	July, 1981[2]					July, 1980[2]					
Total Suburban NY City	754	653	16	-	85	674	517	26	-	131	+12
Nassau	170	81	4	-	85	209	82	2	-	125	-19
Rockland	54	50	4	-	-	60	48	6	-	6	-10
Suffolk	309	309	-	-	-	215	215	-	-	-	+44
Westchester	221	213	8	-	-	190	172	18	-	-	+16
	January-July, 1981[2]					January-July, 1980[2]					
Total Suburban NY City	4,675	3,133	126	40	1,376	3,234	2,626	72	123	413	+45
Nassau	1,327	592	56	-	679	816	553	18	-	245	+63
Rockland	389	267	6	-	116	260	242	6	-	12	+50
Suffolk	1,579	1,405	22	40	112	1,179	1,020	10	123	26	+34
Westchester	1,380	869	42	-	469	979	811	38	-	130	+41

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], July and January-July, 1981 and 1980 (In thousands)

County	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	July					
	Total			New Residential		
Total Suburban NY City	$ 93,268	$ 87,885	+ 6	$ 40,690	$ 24,572	+ 66
Nassau	24,281	46,995	- 48	9,212	6,091	+ 51
Rockland	6,326	5,358	+ 18	2,666	2,107	+ 27
Suffolk	29,948	15,386	+ 95	15,475	7,768	+ 99
Westchester	32,713	20,146	+ 62	13,337	8,606	+ 55
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$ 29,614	$ 50,157	- 41	$ 22,964	$ 13,156	+ 75
Nassau	6,718	36,227	- 81	8,351	4,677	+ 79
Rockland	2,479	2,242	+ 11	1,181	1,009	+ 17
Suffolk	10,133	4,325	+134	4,340	3,293	+ 32
Westchester	10,284	7,363	+ 40	9,092	4,177	+118
	January-July					
	Total			New Residential		
Total Suburban NY City	$546,870	$403,298	+ 36	$219,813	$127,117	+ 73
Nassau	171,592	135,943	+ 26	61,733	34,090	+ 81
Rockland	31,570	27,197	+ 16	15,432	9,076	+ 70
Suffolk	150,020	96,239	+ 56	70,999	39,832	+ 78
Westchester	193,688	143,919	+ 35	71,649	44,119	+ 62
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$196,882	$170,976	+ 15	$130,175	$105,205	+ 24
Nassau	65,181	67,568	- 4	44,678	34,285	+ 30
Rockland	7,354	11,126	- 34	8,784	6,995	+ 26
Suffolk	50,064	31,950	+ 57	28,957	24,457	+ 18
Westchester	74,283	60,332	+ 23	47,756	39,468	+ 21

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], July, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change) (Total)
	July, 1981[2/]					July, 1980[2/]					
Total Upstate	1,325	942	14	12	357	1,087	889	16	12	170	+ 22
East Central	286	276	10	-	-	308	284	8	4	12	- 7
Albany	121	111	10	-	-	102	98	4	-	-	+ 19
Binghamton	28	28	-	-	-	38	24	2	-	12	- 26
Syracuse	94	94	-	-	-	108	106	2	-	-	- 13
Remainder	43	43	-	-	-	60	56	-	4	-	- 28
Mid-Hudson	180	178	2	-	-	163	163	-	-	-	+ 10
Poughkeepsie	40	40	-	-	-	43	43	-	-	-	- 7
Remainder	140	138	2	-	-	120	120	-	-	-	+ 17
Northern and Mohawk Valley	276	70	2	4	200	104	82	2	-	20	+165
Utica	81	24	2	-	55	45	43	2	-	-	+ 80
Remainder	195	46	-	4	145	59	39	-	-	20	+231
Western	583	418	-	8	157	512	360	6	8	138	+ 14
Buffalo	274	119	-	4	151	220	126	-	4	90	+ 25
Elmira	10	10	-	-	-	4	4	-	-	-	+150
Rochester	214	208	-	-	6	168	164	4	-	-	+ 27
Remainder	85	81	-	4	-	120	66	2	4	48	- 29

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January-July, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-July, 1981[2/]					January-July, 1980[2/]					
Total Upstate	6,833	5,300	136	52	1,345	6,078	4,997	100	176	805	+12
East Central	2,001	1,645	68	22	266	1,874	1,614	50	120	90	+ 7
Albany	891	651	48	4	188	756	616	22	112	6	+18
Binghamton	167	135	2	4	26	166	124	22	-	20	+ 1
Syracuse	645	599	14	10	22	659	655	4	-	-	- 2
Remainder	298	260	4	4	30	293	219	2	8	64	+ 2
Mid-Hudson	1,309	937	20	-	352	936	864	6	22	44	+40
Poughkeepsie	362	288	2	-	72	303	243	-	16	44	+19
Remainder	947	649	18	-	280	633	621	6	6	-	+50
Northern and Mohawk Valley	622	367	8	11	236	470	379	2	4	85	+32
Utica	214	131	4	-	79	167	161	2	4	-	+28
Remainder	408	236	4	11	157	303	218	-	-	85	+35
Western	2,901	2,351	40	19	491	2,798	2,140	42	30	586	+ 4
Buffalo	998	730	32	8	228	1,018	770	18	8	222	- 2
Elmira	46	44	2	-	-	53	48	-	-	5	-13
Rochester	1,447	1,254	6	7	180	1,156	1,008	16	-	132	+25
Remainder	410	323	-	4	83	571	314	8	22	227	-28

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], July, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	July					
	Total			New Residential		
Total Upstate	$154,768	$150,586	+ 3	$58,244	$47,145	+ 24
East Central	38,864	37,311	+ 4	11,962	11,979	..
Albany	19,463	14,975	+ 30	5,516	4,318	+ 28
Binghamton	3,921	2,832	+ 38	1,044	1,351	- 23
Syracuse	8,505	13,467	- 37	3,642	4,145	- 12
Remainder	6,975	6,037	+ 16	1,755	2,165	- 19
Mid-Hudson	24,491	24,572	..	8,376	7,343	+ 14
Poughkeepsie	9,051	3,633	+149	1,744	2,048	- 15
Remainder	15,440	20,939	- 26	6,632	5,295	+ 25
Northern and Mohawk Valley	17,933	11,300	+ 59	9,375	4,293	+118
Utica	4,152	4,077	+ 2	3,039	1,312	+132
Remainder	13,781	7,223	+ 91	6,336	2,981	+113
Western	73,480	77,403	- 5	28,531	23,530	+ 21
Buffalo	24,216	25,249	- 4	12,190	8,982	+ 36
Elmira	2,506	9,212	- 73	426	191	+123
Rochester	34,070	31,606	+ 8	12,455	8,309	+ 50
Remainder	12,688	11,336	+ 12	3,460	6,048	- 43
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 63,883	$ 73,646	- 13	$32,641	$29,795	+ 10
East Central	16,997	16,995	..	9,905	8,337	+ 19
Albany	9,630	7,501	+ 28	4,317	3,156	+ 37
Binghamton	2,222	277	x	655	1,204	- 46
Syracuse	1,234	7,524	- 84	3,624	1,798	+102
Remainder	3,911	1,693	+131	1,309	2,179	- 40
Mid-Hudson	12,799	13,426	- 5	3,316	3,803	- 13
Poughkeepsie	5,868	893	x	1,439	692	+108
Remainder	6,931	12,533	- 45	1,877	3,111	- 40
Northern and Mohawk Valley	4,939	3,121	+ 58	3,619	3,886	- 7
Utica	349	892	- 61	764	1,873	- 59
Remainder	4,590	2,229	+106	2,855	2,013	+ 42
Western	29,148	40,104	- 27	15,801	13,769	+ 15
Buffalo	6,798	9,294	- 27	5,228	6,973	- 25
Elmira	426	8,617	- 95	1,654	404	x
Rochester	15,590	19,996	- 22	6,025	3,301	+ 83
Remainder	6,334	2,197	+188	2,894	3,091	- 6

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-July, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	January-July					
	Total			New Residential		
Total Upstate	$779,808	$762,681	+ 2	$291,914	$254,509	+15
East Central	217,828	228,546	- 5	79,970	71,258	+12
Albany	97,626	79,823	+22	38,019	31,622	+20
Binghamton	28,555	43,627	-35	6,519	6,244	+ 4
Syracuse	60,807	78,269	-22	24,038	22,902	+ 5
Remainder	30,840	26,827	+15	11,394	10,490	+ 9
Mid-Hudson	97,854	99,115	- 1	47,915	35,467	+35
Poughkeepsie	33,281	34,781	- 4	14,839	11,168	+23
Remainder	64,573	64,334	..	33,076	24,299	+36
Northern and Mohawk Valley	55,332	57,380	- 4	20,347	18,291	+11
Utica	21,383	18,775	+14	7,217	5,090	+42
Remainder	33,949	38,605	-12	13,130	13,201	- 1
Western	408,794	377,640	+ 8	143,682	129,493	+11
Buffalo	163,550	134,553	+22	47,639	44,658	+ 7
Elmira	7,983	19,793	-60	1,952	2,704	-28
Rochester	175,941	157,253	+12	78,481	56,329	+39
Remainder	61,320	66,041	- 7	15,610	25,802	-40
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$299,459	$340,841	-12	$188,435	$167,331	+13
East Central	78,215	92,389	-15	59,643	64,899	- 8
Albany	36,296	24,799	+46	23,311	23,402	..
Binghamton	8,723	20,244	-57	13,313	17,139	-22
Syracuse	22,094	39,377	-44	14,675	15,990	- 8
Remainder	11,102	7,969	+39	8,344	8,368	..
Mid-Hudson	29,088	45,972	-37	20,851	17,676	+18
Poughkeepsie	11,305	18,385	-39	7,137	5,228	+37
Remainder	17,783	27,587	-36	13,714	12,448	+10
Northern and Mohawk Valley	18,804	26,554	-29	16,181	12,535	+29
Utica	6,503	8,710	-25	7,663	4,975	+54
Remainder	12,301	17,844	-31	8,518	7,560	+13
Western	173,352	175,926	- 1	91,760	72,221	+27
Buffalo	80,024	61,287	+31	35,887	28,608	+25
Elmira	1,672	14,058	-88	4,359	3,031	+44
Rochester	65,873	75,907	-13	31,587	25,017	+26
Remainder	25,783	24,674	+ 4	19,927	15,565	+28

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
HOUSING AND COMMUNITY RENEWAL

RICHARD A.
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COMMISSIONER
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TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, AUGUST, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	AUGUST		
	1981	1980	Percent Change
New Residential Units	2,137	2,310	- 7
New York City	410	708	- 42
Suburban New York City	508	434	+ 17
Upstate	1,219	1,168	+ 4
Dollar Value of All Construction (in thousands)	$292,744	$406,617	- 28
New York City	41,171	235,140	- 82
Suburban New York City	99,759	42,503	+135
Upstate	151,814	128,974	+ 18

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	31,000	26,804
New York City	10,500	7,800
Suburban New York City	8,000	6,638
Upstate	12,500	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
Lysander	178	$3,500
New York City		
The Bronx	156	5,460

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Stony Point	1	$ 600
HOSPITALS, INSTITUIONAL		
Philipstown	1	500
Syracuse	1	5,000
HOTELS, MOTELS		
East Hampton (Town)	1	1,031
Wallkill	1	750
INDUSTRIAL		
Cheektowaga	1	1,800
Horseheads (Town)	1	597
LeRoy (Village)	1	1,200
Massena (Town)	1	1,000
Menands	1	750
Oyster Bay	1	719
Pembrooke	1	2,500
Rye (Town)	1	33,207
Yonkers	1	800
OFFICES, PROFESSIONAL		
Amherst	1	1,200
Guilderland	2	3,700
Huntington	1	1,456
Kirkwood	1	5,000
New York City		
Manhattan	2	13,926
Queens	1	780
North Hempstead	1	525
Perinton	1	600
Port Chester	1	2,400
Rochester	1	4,896

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
PUBLIC WORKS, UTILITIES		
Potsdam (Village)	1	$3,452
SCHOOLS, EDUCATIONAL		
New York City		
The Bronx	1	800
STORES, MERCANTILE		
Amherst	1	650
Henrietta	3	8,400
North Hempstead	1	810
Orchard Park (Town)	1	650
Oyster Bay	1	524
Southeast	1	1,160
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
Queens	1	2,700
STRUCTURES OTHER THAN BUILDINGS		
Rochester	1	700
Watertown (City)	1	1,138

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
The Bronx	1	$1,360
Manhattan	1	500
AMUSEMENT, RECREATIONAL		
Albany	1	1,837
INDUSTRIAL		
Irondequoit	1	3,550
Peekskill	1	1,200
Rochester	1	1,436

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH (Cont)

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Babylon (Town)	1	$1,400
OTHER SHELTER		
New York City		
Manhattan	1	500
PUBLIC WORKS, UTILITIES		
New York City		
The Bronx	1	500
STORES, MERCANTILE		
Colonie (Town)	1	600

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Explanatory Notes and Footnotes.....Preceding Page 1

EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (8 mos.)...	15,980	5,066	3,668	7,246
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (8 mos.)...	20,604	7,369	5,183	8,082
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (8 mos.)..	2,212,166	874,710	445,801	891,655
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (8 mos.)...	2,258,366	680,115	646,629	931,622
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

Period		NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (8 mos.)...	2,212,166	624,052	1,160,293	427,821
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (8 mos.)...	2,258,366	759,715	985,450	513,201
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, January-August, 1981 and 1980

Area	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	August, 1981[2]					August, 1980[2]					
Total NY State	2,137	1,373	78	88	598	2,310	1,368	144	22	776	- 7
NY City	410	49	46	81	234	708	74	104	18	512	+42
Suburban NYC[1]	508	492	16	-	-	434	400	20	-	14	+17
Upstate	1,219	832	16	7	364	1,168	894	20	4	250	+ 4
	January-August, 1981[2]					January-August, 1980[2]					
Total NY State	20,604	10,288	984	1,266	8,066	15,980	9,487	860	553	5,080	+29
NY City	7,369	531	690	1,167	4,981	5,066	570	648	250	3,598	+45
Suburban NYC[1]	5,183	3,625	142	40	1,376	3,668	3,026	92	123	427	+41
Upstate	8,052	6,132	152	59	1,709	7,246	5,891	120	180	1,055	+11

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, August, and January-August, 1981 and 1980 (in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	August					
	Total			New Residential		
Total NY State	$ 292,744	$ 406,617	- 28	$ 88,502	$130,905	-32
NY City	41,171	235,140	- 82	11,661	68,886	-83
Suburban NYC[1/]	99,759	42,503	+135	27,621	17,686	+56
Upstate	151,814	128,974	+ 18	49,220	44,333	+11
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 133,695	$ 232,588	- 43	$ 70,547	$ 43,124	+64
NY City	19,108	160,951	- 88	10,402	5,303	+96
Suburban NYC[1/]	51,966	11,547	x	20,172	13,270	+52
Upstate	62,621	60,090	+ 4	39,973	24,551	+63
	January-August					
	Total			New Residential		
Total NY State	$2,258,366	$2,212,166	+ 2	$759,715	$624,052	+22
NY City	680,115	874,710	- 22	171,147	180,407	- 5
Suburban NYC[1/]	646,629	445,801	+ 45	247,434	144,803	+71
Upstate	931,622	891,655	+ 4	341,134	298,842	+14
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 985,450	$1,160,293	- 15	$513,201	$427,821	+20
NY City	374,522	576,839	- 35	134,446	117,464	+14
Suburban NYC[1/]	248,848	182,523	+ 36	150,347	118,475	+27
Upstate	362,080	400,931	+ 10	228,408	191,882	+19

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, August and January-August, 1981 and 1980

Borough	Total	One Family	Two Family 3/	Three or Four Family	Five or More Family	Total	One Family	Two Family 3/	Three or Four Family	Five or More Family	Percent Change (Total)
	August, 1981 2/					August, 1980 2/					
Total NY City	410	49	46	81	234	708	74	104	18	512	- 42
The Bronx	161	5	-	-	156	-	-	-	-	-	x
Brooklyn	51	10	2	39	-	10	1	-	9	-	x
Manhattan	72	-	-	-	72	492	-	-	-	492	- 85
Queens	91	1	42	42	6	93	2	62	9	20	- 2
Staten Island	35	33	2	-	-	113	71	42	-	-	- 69
	January-August, 1981 2/					January-August, 1980 2/					
Total NY City	7,369	531	690	1,167	4,981	5,066	570	648	250	3,598	+ 45
The Bronx	779	40	16	28	695	221	-	12	12	197	+252
Brooklyn	604	18	36	98	452	176	19	54	75	28	+243
Manhattan	3,323	11	-	-	3,312	3,282	-	-	4	3,278	+ 1
Queens	1,465	36	196	1,038	195	497	29	214	159	95	+195
Staten Island	1,198	426	442	3	327	890	522	368	-	-	+ 35

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, August and January-August, 1981 and 1980
(In thousands)

Borough	1981 [2]	1980 [2]	Percent Change	1981 [2]	1980 [2]	Percent Change
	August					
	Total			New Residential		
Total NY City	$ 41,171	$235,140	- 82	$ 11,661	$ 68,886	- 83
The Bronx	9,215	340	x	5,635	-	x
Brooklyn	3,212	1,331	+141	1,900	270	x
Manhattan	19,934	227,289	- 91	1,356	64,076	- 98
Queens	7,332	3,082	+138	1,619	1,554	+ 4
Staten Island	1,478	3,098	- 52	1,151	2,986	- 61
	New Non-Residential [4]			Additions and Alterations		
Total NY City	$ 19,108	$160,951	- 88	$ 10,402	$ 5,303	+ 96
The Bronx	807	-	x	2,773	340	x
Brooklyn	645	40	x	667	1,021	- 35
Manhattan	13,928	160,000	- 91	4,650	3,213	+ 45
Queens	3,656	885	x	2,057	643	+220
Staten Island	72	26	+177	255	86	+197
	January-August					
	Total			New Residential		
Total NY City	$680,115	$874,710	- 22	$171,147	$180,407	- 5
The Bronx	50,560	24,424	+107	23,293	9,412	+147
Brooklyn	138,157	26,463	x	12,204	5,152	+137
Manhattan	384,408	719,413	- 47	82,865	134,992	- 39
Queens	76,920	53,393	+ 44	28,927	9,232	+213
Staten Island	30,070	51,017	- 41	23,858	21,619	+ 10
	New Non-Residential [4]			Additions and Alterations		
Total NY City	$374,522	$576,839	- 35	$134,446	$117,464	+ 14
The Bronx	4,062	4,584	- 11	23,205	10,428	+123
Brooklyn	83,175	3,062	x	42,778	18,249	+134
Manhattan	252,755	505,830	- 50	48,788	78,591	- 38
Queens	30,957	35,522	- 13	17,036	8,639	+ 97
Staten Island	3,573	27,841	- 87	2,639	1,557	+ 69

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1/], August and January-August, 1981 and 1980

County	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total
	August, 1981[2/]					August, 1980[2/]					
Total Suburban NY City	508	492	16	-	-	434	400	20	-	14	+17
Nassau	100	92	8	-	-	91	73	18	-	-	+10
Rockland	76	74	2	-	-	69	69	-	-	-	+10
Suffolk	240	240	-	-	-	202	188	-	-	14	+19
Westchester	92	86	6	-	-	72	70	2	-	-	+28
	January-August, 1981[2/]					January-August, 1980[2/]					
Total Suburban NY City	5,183	3,625	142	40	1,376	3,668	3,026	92	123	427	+41
Nassau	1,427	684	64	-	679	907	626	36	-	245	+57
Rockland	465	341	8	-	116	329	311	6	-	12	+41
Suffolk	1,819	1,645	22	40	112	1,381	1,208	10	123	40	+32
Westchester	1,472	955	48	-	469	1,051	881	40	-	130	+40

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], August and and January-August, 1981 and 1980
(In thousands)

County	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	August					
	Total			New Residential		
Total Suburban NY City	$ 99,759	$ 42,503	+135	$ 27,621	$ 17,686	+ 56
Nassau	17,232	12,754	+ 35	5,845	4,671	+ 25
Rockland	6,461	3,007	+115	3,930	2,090	+ 88
Suffolk	22,707	14,721	+ 54	9,859	5,963	+ 65
Westchester	53,359	12,021	x	7,987	4,962	+ 61
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$ 51,966	$ 11,547	x	$ 20,172	$ 13,270	+ 52
Nassau	4,591	2,672	+ 72	6,796	5,411	+ 26
Rockland	1,334	370	+261	1,197	547	+119
Suffolk	7,727	5,968	+ 29	5,121	2,790	+ 84
Westchester	38,314	2,537	x	7,058	4,522	+ 56
	January-August					
	Total			New Residential		
Total Suburban NY City	$646,629	$445,801	+ 45	$247,434	$144,803	+ 71
Nassau	188,824	148,697	+ 27	67,578	38,761	+ 74
Rockland	38,031	30,204	+ 26	19,362	11,166	+ 73
Suffolk	172,727	110,960	+ 56	80,858	45,795	+ 77
Westchester	247,047	155,940	+ 58	79,636	49,081	+ 62
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$248,848	$182,523	+ 36	$150,347	$118,475	+ 27
Nassau	69,772	70,240	- 1	51,474	39,696	+ 30
Rockland	8,688	11,496	- 24	9,981	7,542	+ 32
Suffolk	57,791	37,918	+ 52	34,078	27,247	+ 25
Westchester	112,597	62,869	+ 79	54,814	43,990	+ 25

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], August, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change) (Total)
	August, 1981[2/]					August, 1980[2/]					
Total Upstate	1,219	832	16	7	364	1,168	894	20	4	250	+ 4
East Central	531	265	8	3	255	317	267	18	-	32	+ 68
Albany	124	75	4	3	42	110	94	16	-	-	+ 13
Binghamton	26	26	-	-	-	58	24	2	-	32	- 55
Syracuse	341	124	4	-	213	110	110	-	-	-	+210
Remainder	40	40	-	-	-	39	39	-	-	-	+ 3
Mid-Hudson	191	157	4	4	26	145	145	-	-	-	+ 32
Poughkeepsie	43	41	2	-	-	45	45	-	-	-	- 4
Remainder	148	116	2	4	26	100	100	-	-	-	+ 48
Northern and Mohawk Valley	87	70	2	-	15	185	85	-	-	100	- 53
Utica	35	35	-	-	-	131	31	-	-	100	- 73
Remainder	52	35	2	-	15	54	54	-	-	-	- 4
Western	410	340	2	-	68	521	397	2	4	118	- 21
Buffalo	153	103	2	-	48	173	135	-	-	38	- 12
Elmira	14	14	-	-	-	10	10	-	-	-	+ 40
Rochester	187	167	-	-	20	251	191	-	4	56	- 25
Remainder	56	56	-	-	-	87	61	2	-	24	- 36

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January-August, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-August, 1981[2/]					January-August, 1980[2/]					
Total Upstate	8,052	6,132	152	59	1,709	7,246	5,891	120	180	1,055	+11
East Central	2,532	1,910	76	25	521	2,191	1,881	68	120	122	+16
Albany	1,015	726	52	7	230	866	710	38	112	6	+17
Binghamton	193	161	2	4	26	224	148	24	-	52	-14
Syracuse	986	723	18	10	235	769	765	4	-	-	+28
Remainder	338	300	4	4	30	332	258	2	8	64	+ 2
Mid-Hudson	1,500	1,094	24	4	378	1,081	1,009	6	22	44	+39
Poughkeepsie	405	329	4	-	72	348	288	-	16	44	+16
Remainder	1,095	765	20	4	306	733	721	6	6	-	+49
Northern and Mohawk Valley	709	437	10	11	251	655	464	2	4	185	+ 8
Utica	249	166	4	-	79	298	192	2	4	100	-16
Remainder	460	271	6	11	172	357	272	-	-	85	+29
Western	3,311	2,691	42	19	559	3,319	2,537	44	34	704	..
Buffalo	1,151	833	34	8	276	1,191	905	18	8	260	- 3
Elmira	60	58	2	-	-	63	58	-	-	5	- 5
Rochester	1,634	1,421	6	7	200	1,407	1,199	16	4	188	+16
Remainder	466	379	-	4	83	658	375	10	22	251	-29

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], August, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	August					
	Total			New Residential		
Total Upstate	$151,814	$128,974	+ 18	$49,220	$44,333	+ 11
East Central	47,318	32,318	+ 46	17,224	11,187	+ 54
Albany	16,135	12,102	+ 33	4,755	4,791	- 1
Binghamton	7,483	7,217	+ 4	953	1,302	- 27
Syracuse	20,219	8,177	+147	10,205	3,668	+178
Remainder	3,481	4,822	- 28	1,311	1,426	- 8
Mid-Hudson	19,395	13,058	+ 49	7,559	5,984	+ 26
Poughkeepsie	5,099	3,354	+ 52	1,622	1,932	- 16
Remainder	14,296	9,704	+ 47	5,937	4,052	+ 47
Northern and Mohawk Valley	13,579	11,975	+ 13	4,611	5,509	- 16
Utica	2,816	8,418	- 67	1,143	3,675	- 69
Remainder	10,763	3,557	+203	3,468	1,834	+ 89
Western	71,522	71,623	..	19,826	21,653	- 8
Buffalo	21,133	21,572	- 2	6,593	7,069	- 7
Elmira	1,824	1,638	+ 11	611	476	+ 28
Rochester	38,244	37,402	+ 2	10,230	11,404	- 10
Remainder	10,321	11,011	- 6	2,392	2,704	- 12
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 62,621	$ 60,090	+ 4	$39,973	$24,551	+ 63
East Central	19,372	11,815	+ 64	10,722	9,316	+ 15
Albany	5,505	3,883	+ 42	5,875	3,428	+ 71
Binghamton	5,562	4,219	+ 32	968	1,696	- 43
Syracuse	7,280	1,145	x	2,734	3,364	- 19
Remainder	1,025	2,568	- 60	1,145	828	+ 38
Mid-Hudson	5,213	4,189	+ 24	6,623	2,885	+130
Poughkeepsie	798	449	+ 78	2,679	973	+175
Remainder	4,415	3,740	+ 18	3,944	1,912	+106
Northern and Mohawk Valley	6,250	4,476	+ 40	2,718	1,990	+ 37
Utica	250	3,719	- 93	1,423	1,024	+ 39
Remainder	6,000	757	x	1,295	966	+ 34
Western	31,786	39,610	- 20	19,910	10,360	+ 92
Buffalo	7,664	9,898	- 23	6,876	4,605	+ 49
Elmira	645	517	+ 25	568	645	- 12
Rochester	18,463	23,131	- 20	9,551	2,867	+233
Remainder	5,014	6,064	- 18	2,915	2,243	+ 30

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-August, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	January-August					
	Total			New Residential		
Total Upstate	$931,622	$891,655	+ 4	$341,134	$298,842	+14
East Central	265,146	260,864	+ 2	97,194	82,445	+18
Albany	113,761	91,925	+24	42,774	36,413	+17
Binghamton	36,038	50,844	-29	7,472	7,546	- 1
Syracuse	81,026	86,446	- 6	34,243	26,570	+29
Remainder	34,321	31,649	+ 8	12,705	11,916	+ 7
Mid-Hudson	117,249	112,173	+ 5	55,474	41,451	+34
Poughkeepsie	38,380	38,135	+ 1	16,461	13,100	+26
Remainder	78,869	74,038	+ 7	39,013	28,351	+38
Northern and Mohawk Valley	68,911	69,355	- 1	24,958	23,800	+ 5
Utica	24,199	27,193	-11	8,360	8,765	- 5
Remainder	44,712	42,162	+ 6	16,598	15,035	+10
Western	480,316	449,263	+ 7	163,508	151,146	+ 8
Buffalo	184,683	156,125	+18	54,232	51,727	+ 5
Elmira	9,807	21,431	-54	2,563	3,180	-19
Rochester	214,185	194,655	+10	88,711	67,733	+31
Remainder	71,641	77,052	- 7	18,002	28,506	-37
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$362,080	$400,931	-10	$228,408	$191,882	+19
East Central	97,587	104,204	- 6	70,365	74,215	- 5
Albany	41,801	28,682	+46	29,186	26,830	+ 9
Binghamton	14,285	24,463	-42	14,281	18,835	-24
Syracuse	29,374	40,522	-28	17,409	19,354	-10
Remainder	12,127	10,537	+15	9,489	9,196	+ 3
Mid-Hudson	34,301	50,161	-32	27,474	20,561	+34
Poughkeepsie	12,103	18,834	-36	9,816	6,201	+58
Remainder	22,198	31,327	-29	17,658	14,360	+23
Northern and Mohawk Valley	25,054	31,030	-19	18,899	14,525	+30
Utica	6,753	12,429	-46	9,086	5,999	+51
Remainder	18,301	18,601	- 2	9,813	8,526	+15
Western	205,138	215,536	- 5	111,670	82,581	+35
Buffalo	87,688	71,185	+23	42,763	33,213	+29
Elmira	2,317	14,575	-84	4,927	3,676	+34
Rochester	84,336	99,038	-15	41,138	27,884	+48
Remainder	30,797	30,738	..	22,842	17,808	+28

(See Footnotes, Preceding Page 1)

1/22/82 S5768-1a.

NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, SEPTEMBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	SEPTEMBER		
	1981	1980	Percent Change
New Residential Units	3,274	3,307	- 1
New York City	1,356	701	+93
Suburban New York City	688	778	-12
Upstate	1,230	1,828	-33
Dollar Value of All Construction (in thousands)	$339,638	$283,526	+20
New York City	103,269	54,867	+88
Suburban New York City	89,476	59,674	+50
Upstate	146,893	168,985	-13

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	31,000	26,804
New York City	10,500	7,800
Suburban New York City	8,000	6,638
Upstate	12,500	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
Buffalo	101	$ 4,200
Mount Vernon	144	7,200
New York City		
Brooklyn	340*	12,115
Manhattan	923**	45,638
Oswego (City)	101	2,500

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
CHURCHES, RELIGIOUS		
Greece	1	$ 706
New York City		
Brooklyn	1	500
Peekskill	1	690
HOSPITALS, INSTITUTIONAL		
Amherst	1	6,700
Huntington	1	12,816
New York City		
The Bronx	1	650
Queens	1	1,239
HOTELS, MOTELS		
Van Buren	1	1,500
INDUSTRIAL		
Babylon (Town)	3	2,284
Brookhaven	1	1,045
Clifton Park	1	1,000
Farmington	1	660
Greece	1	678
New York City		
Queens	1	1,239
North Hempstead	1	1,700
Owego (Town)	1	7,000
Rochester	1	4,615

* Includes conversion of one non-residential building to 14 units of multiple housing

** Includes conversion of eight non-residential buildings to 95 units of multiple housing.

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Goshen (Village)	1	$ 750
Hamburg (Village)	1	2,200
New York City		
Manhattan	2	18,000
Ossining (Town)	1	840
Rye (Town)	1	10,000
Wappinger	1	5,638
PUBLIC WORKS, UTILITIES		
Manlius (Town)	1	702
SCHOOLS, EDUCATIONAL		
Binghamton (City)	1	845
Woodbury	1	1,750
STORES, MERCANTILE		
Amherst	1	1,000
Clarence	1	750
Yonkers	1	1,000
OTHER NON-RESIDENTIAL BUILDINGS		
Union Vale	1	793

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
The Bronx	1	$ 540
Manhattan	2	4,800
Salina	1	1,716
HOSPITALS, INSTITUTIONAL		
New York City		
Queens	1	700
INDUSTRIAL		
Irondequoit	1	2,000
Painted Post	1	743
PUBLIC WORKS, UTILITIES		
Binghamton (City)	1	500
STORES, MERCANTILE		
New York City		
Manhattan	1	10,000
Rochester	1	536

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EXPLANATORY NCTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FCOTNCTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Cnondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Ctsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (9 mos.)...	19,287	5,767	4,446	9,074
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (9 mos.)...	23,878	8,725	5,871	9,282
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September.....	3,274	1,356	688	1,230

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (9 mos.)..	2,495,692	929,577	505,475	1,060,640
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (9 mos.)...	2,598,004	783,384	736,105	1,078,515
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (9 mos.)...	2,495,692	735,614	1,282,887	477,191
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (9 mos.)...	2,598,004	906,004	1,103,517	588,483
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, September and January-September, 1981 and 1980

Area	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Percent Change (Total)
	September, 1981[2/]					September, 1980[2/]					
Total NY State	3,274	1,205	80	40	1,949	3,307	1,603	142	194	1,368	- 1
NY City	1,356	31	30	21	1,274	701	39	74	174	414	+93
Suburban NYC[1/]	688	455	16	-	217	778	516	36	-	226	-12
Upstate	1,230	719	34	19	458	1,828	1,048	32	20	728	-33
	January-September, 1981[2/]					January-September, 1980[2/]					
Total NY State	23,878	11,493	1,064	1,306	10,015	19,287	11,090	1,002	747	6,448	+24
NY City	8,725	562	720	1,188	6,255	5,767	609	722	424	4,012	+51
Suburban NYC[1/]	5,871	4,080	158	40	1,593	4,446	3,542	128	123	653	+32
Upstate	9,282	6,851	186	78	2,167	9,074	6,939	152	200	1,783	+ 2

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, September and January-September, 1981 and 1980 (in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	September					
	Total			New Residential		
Total NY State	$ 339,638	$ 283,526	+ 20	$146,289	$111,562	+ 31
NY City	103,269	54,867	+ 88	60,489	17,290	+250
Suburban NYC[1/]	89,476	59,674	+ 50	35,756	28,076	+ 27
Upstate	146,893	168,985	- 13	50,044	66,196	- 24
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 118,067	$ 122,594	- 4	$ 75,282	$ 49,370	+ 52
NY City	21,688	30,478	- 29	21,092	7,099	+197
Suburban NYC[1/]	35,962	17,760	+102	17,758	13,838	+ 28
Upstate	60,417	74,356	- 19	36,432	28,433	+ 28
	January-September					
	Total			New Residential		
Total NY State	$2,598,004	$2,495,692	+ 4	$906,004	$735,614	+ 23
NY City	783,384	929,577	- 16	231,636	197,697	+ 17
Suburban NYC[1/]	736,105	505,475	+ 46	283,190	172,879	+ 64
Upstate	1,078,515	1,060,640	+ 2	391,178	365,038	+ 7
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$1,103,517	$1,282,887	- 14	$588,483	$477,191	+ 23
NY City	396,210	607,317	- 35	155,538	124,563	+ 25
Suburban NYC[1/]	284,810	200,283	+ 42	168,105	132,313	+ 27
Upstate	422,497	475,287	- 11	264,840	220,315	+ 20

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, September and January-September, 1981 and 1980

Borough	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Percent Change (Total)
	September, 1981[2/]					September, 1980[2/]					
Total NY City	1,356	31	30	21	1,274	701	39	74	174	414	+ 93
The Bronx	11	3	8	-	-	81	-	-	-	81	- 86
Brooklyn	343	-	-	3	340	296	2	2	33	259	+ 16
Manhattan	923	-	-	-	923	74	-	-	-	74	x
Queens	39	2	8	18	11	207	2	64	141	-	- 81
Staten Island	40	26	14	-	-	43	35	8	-	-	- 7
	January-September, 1981[2/]					January-September, 1980[2/]					
Total NY City	8,725	562	720	1,188	6,255	5,767	609	722	424	4,012	+ 51
The Bronx	790	43	24	28	695	302	-	12	12	278	+162
Brooklyn	947	18	36	101	792	472	21	56	108	287	+101
Manhattan	4,246	11	-	-	4,235	3,356	-	-	4	3,352	+ 27
Queens	1,504	38	204	1,056	206	704	31	278	300	95	+114
Staten Island	1,238	452	456	3	327	933	557	376	-	-	+ 33

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, September and January-September, 1981 and 1980
(in thousands)

Borough	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	September					
	Total			New Residential		
Total NY City	$103,269	$ 54,867	+ 88	$ 60,489	$ 17,290	+250
The Bronx	2,189	4,147	- 47	585	3,000	- 81
Brooklyn	14,784	9,222	+ 60	12,235	7,435	+ 65
Manhattan	80,589	16,457	x	45,638	1,836	x
Queens	3,501	23,215	- 85	731	4,008	+ 82
Staten Island	2,206	1,826	+ 21	1,300	1,011	+ 29
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 21,688	$ 30,478	- 29	$ 21,092	$ 7,099	+197
The Bronx	695	249	+179	909	898	+ 1
Brooklyn	1,037	238	x	1,512	1,549	- 2
Manhattan	18,000	11,400	+ 58	16,951	3,221	+ x
Queens	1,366	18,087	- 92	1,404	1,120	+ 25
Staten Island	590	504	+ 17	316	311	+ 2
	January-September					
	Total			New Residential		
Total NY City	$783,384	$929,577	- 16	$231,636	$197,697	+ 17
The Bronx	52,749	28,571	+ 85	23,878	12,412	+ 92
Brooklyn	152,941	35,685	x	24,439	12,587	+ 94
Manhattan	464,997	735,870	- 37	128,503	136,828	- 6
Queens	80,421	76,608	+ 5	29,658	13,240	+124
Staten Island	32,276	52,843	- 39	25,158	22,630	+ 11
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$396,210	$607,317	- 35	$155,538	$124,563	+ 25
The Bronx	4,757	4,833	- 2	24,114	11,326	+113
Brooklyn	84,212	3,300	x	44,290	19,798	+124
Manhattan	270,755	517,230	- 48	65,739	81,812	- 20
Queens	32,323	53,609	- 40	18,440	9,759	+ 89
Staten Island	4,163	28,345	- 85	2,955	1,868	+ 58

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], September and January-September, 1981 and 1980

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	September, 1981[2]					September, 1980[2]					
Total Suburban NY City	688	455	16	-	217	778	516	36	-	226	-12
Nassau	107	91	6	-	10	120	112	8	-	-	-11
Rockland	80	44	-	-	36	164	53	-	-	111	-51
Suffolk	238	236	2	-	-	331	190	26	-	115	-28
Westchester	263	84	8	-	171	163	161	2	-	-	+61
	January-September, 1981[2]					January-September, 1980[2]					
Total Suburban NY City	5,871	4,080	158	40	1,593	4,446	3,542	128	123	653	+32
Nassau	1,534	775	70	-	689	1,027	738	44	-	245	+49
Rockland	545	385	8	-	152	493	364	6	-	123	+11
Suffolk	2,057	1,881	24	40	112	1,712	1,398	36	123	155	+20
Westchester	1,735	1,039	56	-	640	1,214	1,042	42	-	130	+43

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], September and January-September 1981 and 1980
(in thousands)

County	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	September					
	Total			New Residential		
Total Suburban NY City	$ 89,476	$ 59,674	+ 50	$ 35,756	$ 28,076	+27
Nassau	18,024	22,953	- 21	7,368	6,628	+11
Rockland	4,317	5,148	- 16	2,964	3,837	-23
Suffolk	33,078	17,902	+ 85	10,832	9,588	+13
Westchester	34,057	13,671	+149	14,592	8,023	+82
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$ 35,962	$ 17,706	+103	$ 17,758	$ 13,838	+28
Nassau	3,583	9,522	- 62	7,073	6,803	+ 4
Rockland	125	453	- 72	1,228	858	+43
Suffolk	18,374	5,422	+239	3,872	2,892	+34
Westchester	13,880	2,363	x	5,585	3,285	+70
	January-September					
	Total			New Residential		
Total Suburban NY City	$736,105	$505,475	+ 46	$283,190	$172,879	+64
Nassau	206,848	171,650	+ 21	74,946	45,389	+65
Rockland	42,348	35,352	+ 20	22,326	15,003	+49
Suffolk	205,805	128,862	+ 60	91,690	55,383	+66
Westchester	281,104	169,611	+ 66	94,228	57,104	+65
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$284,810	$200,283	+ 42	$168,105	$132,313	+27
Nassau	73,355	79,762	- 8	58,547	46,499	+26
Rockland	8,813	11,949	- 26	11,209	8,400	+33
Suffolk	76,165	43,340	+ 76	37,950	30,139	+26
Westchester	126,477	65,232	+ 94	60,399	47,275	+28

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], September, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change) (Total)
	September, 1981[2/]					September, 1980[2/]					
Total Upstate	1,230	719	34	19	458	1,828	1,048	32	20	728	- 33
East Central	504	219	24	12	249	734	338	10	-	386	- 31
Albany	115	95	20	-	-	219	104	2	-	113	- 47
Binghamton	96	20	-	8	68	37	33	4	-	-	+159
Syracuse	264	75	4	4	181	420	143	4	-	273	- 37
Remainder	29	29	-	-	-	58	58	-	-	-	- 50
Mid-Hudson	175	173	2	-	-	280	234	6	-	40	- 38
Poughkeepsie	61	59	2	-	-	110	70	-	-	40	- 45
Remainder	114	114	-	-	-	170	164	6	-	-	- 33
Northern and Mohawk Valley	116	41	2	-	73	82	71	-	4	7	+ 41
Utica	19	19	-	-	-	34	27	-	-	7	- 44
Remainder	97	22	2	-	73	48	44	-	4	-	+102
Western	435	286	6	7	136	732	405	16	16	295	- 41
Buffalo	215	77	2	-	136	149	143	2	4	-	+ 44
Elmira	8	8	-	-	-	7	7	-	-	-	+ 14
Rochester	179	168	4	7	-	189	167	10	12	-	- 5
Remainder	33	33	-	-	-	387	88	4	-	295	- 91

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January-September, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-September, 1981[2/]					January-September, 1980[2/]					
Total Upstate	9,282	6,851	186	78	2,167	9,074	6,939	152	200	1,783	+ 2
East Central	3,036	2,129	100	37	770	2,925	2,219	78	120	508	+ 4
Albany	1,130	821	72	7	230	1,085	814	40	112	119	+ 4
Binghamton	289	181	2	12	94	261	181	28	-	52	+11
Syracuse	1,250	798	22	14	416	1,189	908	8	-	273	+ 5
Remainder	367	329	4	4	30	390	316	2	8	64	- 6
Mid-Hudson	1,675	1,267	26	4	378	1,361	1,243	12	22	84	+23
Poughkeepsie	466	388	6	-	72	458	358	-	16	84	+ 2
Remainder	1,209	879	20	4	306	903	885	12	6	-	+34
Northern and Mohawk Valley	825	478	12	11	324	737	535	2	8	192	+12
Utica	268	185	4	-	79	332	219	2	4	107	-19
Remainder	557	293	8	11	245	405	316	-	4	85	+38
Western	3,746	2,977	48	26	695	4,051	2,942	60	50	999	- 8
Buffalo	1,366	910	36	8	412	1,340	1,048	20	12	260	+ 2
Elmira	68	66	2	-	-	70	65	-	-	5	- 3
Rochester	1,813	1,589	10	14	200	1,596	1,366	26	16	188	+14
Remainder	499	412	-	4	83	1,045	463	14	22	546	-52

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], September, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	September					
	Total			New Residential		
Total Upstate	$146,893	$168,985	- 13	$50,044	$66,196	- 24
East Central	46,992	54,643	- 14	16,391	21,693	- 24
Albany	13,037	20,489	- 36	5,838	7,415	- 21
Binghamton	11,901	11,996	- 1	1,469	1,614	- 9
Syracuse	17,011	16,807	+ 1	7,868	10,130	- 22
Remainder	5,043	5,351	- 6	1,216	2,534	- 52
Mid-Hudson	24,758	18,396	+ 35	7,833	11,319	- 31
Poughkeepsie	11,359	5,866	+ 94	2,612	4,319	- 40
Remainder	13,399	12,530	+ 7	5,221	7,000	- 25
Northern and Mohawk Valley	7,473	6,594	+ 13	4,149	2,714	+ 53
Utica	2,589	2,679	- 3	780	1,191	- 35
Remainder	4,884	3,915	+ 25	3,369	1,523	+121
Western	67,670	89,352	- 24	21,671	30,470	- 29
Buffalo	30,427	21,011	+ 45	8,857	7,134	+ 24
Elmira	1,225	2,456	- 50	480	385	+ 25
Rochester	28,208	45,524	- 38	11,143	9,750	+ 14
Remainder	7,810	20,361	- 62	1,191	13,201	- 91
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 60,417	$ 74,356	- 19	$36,432	$28,433	+ 28
East Central	17,668	25,772	- 31	12,933	7,178	+ 80
Albany	2,989	10,147	- 71	4,210	2,927	+ 44
Binghamton	8,578	9,610	- 11	1,854	772	+140
Syracuse	4,973	4,834	+ 3	4,170	1,843	+126
Remainder	1,128	1,181	- 4	2,699	1,636	+ 65
Mid-Hudson	13,311	3,261	x	3,614	3,816	- 5
Poughkeepsie	7,725	748	x	1,022	799	+ 28
Remainder	5,586	2,513	+122	2,592	3,017	- 14
Northern and Mohawk Valley	1,370	1,273	+ 8	1,954	2,607	- 25
Utica	965	296	+226	844	1,192	- 29
Remainder	405	977	- 59	1,110	1,415	- 22
Western	28,068	44,050	- 36	17,931	14,832	+ 21
Buffalo	15,629	9,175	+ 70	5,941	4,702	+ 26
Elmira	395	1,616	- 76	350	455	- 23
Rochester	10,471	31,248	- 66	6,594	4,526	+ 46
Remainder	1,573	2,011	- 22	5,046	5,149	- 2

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-September, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	January-September					
	Total			New Residential		
Total Upstate	$1,078,515	$1,060,640	+ 2	$391,178	$365,038	+ 7
East Central	312,138	315,507	- 1	113,585	104,138	+ 9
Albany	126,789	112,414	+13	48,612	43,828	+11
Binghamton	47,939	62,840	-24	8,941	9,160	- 2
Syracuse	98,037	103,253	- 5	42,111	36,700	+15
Remainder	39,364	37,000	+ 6	13,921	14,450	- 4
Mid-Hudson	142,007	130,569	+ 9	63,307	52,770	+20
Poughkeepsie	49,739	44,001	+13	19,073	17,419	+ 9
Remainder	92,268	86,568	+ 7	44,234	35,351	+25
Northern and Mohawk Valley	76,384	75,949	+ 1	29,107	26,514	+10
Utica	26,788	29,872	-10	9,140	9,956	- 8
Remainder	49,596	46,077	+ 8	19,967	16,558	+21
Western	547,986	538,615	+ 2	185,179	181,616	+ 2
Buffalo	215,110	177,136	+21	63,089	58,861	+ 7
Elmira	11,032	23,887	-54	3,043	3,565	-15
Rochester	242,393	240,179	+ 1	99,854	77,483	+29
Remainder	79,451	97,413	-18	19,193	41,707	-54
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 422,497	$ 475,287	-11	$264,840	$220,315	+20
East Central	115,255	129,976	-11	83,298	81,393	+ 2
Albany	44,790	38,829	+15	33,396	29,757	+12
Binghamton	22,863	34,073	-33	16,135	19,607	-18
Syracuse	34,347	45,356	-24	21,579	21,197	+ 2
Remainder	13,255	11,718	+13	12,188	10,832	+13
Mid-Hudson	47,612	53,422	-11	31,088	24,377	+28
Poughkeepsie	19,828	19,582	+ 1	10,838	7,000	+55
Remainder	27,784	33,840	-18	20,250	17,377	+17
Northern and Mohawk Valley	26,424	32,303	-18	20,853	17,132	+22
Utica	7,718	12,725	-39	9,930	7,191	+38
Remainder	18,706	19,578	- 4	10,923	9,941	+10
Western	233,206	259,586	-10	129,601	97,413	+33
Buffalo	103,317	80,360	+29	48,704	37,915	+28
Elmira	2,712	16,191	-83	5,277	4,131	+28
Rochester	94,807	130,286	-27	47,732	32,410	+47
Remainder	32,370	32,749	- 1	27,888	22,957	+21

(See Footnotes, Preceding Page 1)

2/25/82 SS760-1A

NEW YORK STATE
DIVISION OF
HOUSING AND COMMUNITY RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, OCTOBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	OCTOBER		
	1981	1980	Percent Change
New Residential Units	2,353	3,541	-34
New York City	856	438	+95
Suburban New York City	499	1,224	-59
Upstate	998	1,879	-47
Dollar Value of All Construction (in thousands)	$282,775	$274,093	+ 3
New York City	50,634	28,188	+80
Suburban New York City	86,502	81,023	+ 7
Upstate	145,639	164,882	-12

ANNUAL ESTIMATE OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	30,000	26,804
New York City	10,500	7,800
Suburban New York City	7,500	6,638
Upstate	12,000	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
TWO FAMILY HOUSES		
New York City		
Queens	102	$ 1,905
APARTMENT HOUSES, including three and four family houses		
Albany	104	1,176
New York City		
Brooklyn	300	13,125
Manhattan	207*	3,225

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
Cheektowaga	1	$ 741
CHURCHES, RELIGIOUS		
Deposit	1	1,000
HOSPITALS, INSTITUTIONAL		
Flower Hill	1	3,300
HOTELS, MOTELS		
Canandaigua (City)	1	800
INDUSTRIAL		
Amherst	1	848
Babylon (Town)	2	2,200
DeWitt	1	1,424
Endicott	1	1,200
Glen Cove	1	600
Greece	3	10,731
Hempstead (Town)	1	1,250
Marion	1	1,300
Niagara Falls	1	1,009
North Hempstead	1	800
Orangetown	1	500
Rochester	2	2,400
Victor (Town)	1	1,331

*Includes conversion of four non-residential buildings to 175 units of multiple housing.

RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH (CONT).

Type of Building and Community	Number of Buildings	Cost (in thousands)
OFFICES, PROFESSIONAL		
Amherst	1	$1,350
Elmsford	1	2,500
Ossining (Town)	1	600
Oyster Bay	2	2,071
Rye (Town)	1	11,300
PUBLIC WORKS, UTILITIES		
Menands	1	623
SCHOOLS, EDUCATIONAL		
Albany	1	1,000
Niagara Falls	1	700
Poughkeepsie (Town)	1	1,800
Vestal	1	12,933
STORES, MERCANTILE		
Brookhaven	1	585
Freeport	1	650
Gates	1	1,500
New York City		
Manhattan	1	3,803
Poughkeepsie (Town)	1	1,730
STRUCTURES OTHER THAN BUILDINGS		
Rochester	1	625

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Manhattan	1	$3,000
INDUSTRIAL		
Poughkeepsie (Town)	1	1,600
OFFICES, PROFESSIONAL		
Hempstead (Town)	1	1,980
New York City		
Manhattan	1	3,740
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
Brooklyn	1	1,160

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (10 mos.)...	22,828	6,205	5,670	10,953
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (10 mos.)...	26,231	9,581	6,370	10,280
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September.....	3,274	1,356	688	1,230
	October	2,353	856	499	998

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (10 mos.)..	2,769,785	957,765	586,498	1,225,522
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,483
	December	221,417	59,448	53,627	108,342
1981 2/	Total (10 mos.)..	2,880,779	834,018	822,607	1,224,154
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (10 mos.)...	2,769,785	867,947	1,357,274	544,564
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (10 mos.)...	2,880,779	1,000,912	1,214,569	665,298
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282
	October.....	282,775	94,908	111,052	76,815

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, October and January-October, 1981 and 1980

Area	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Percent Change (Total)
	October, 1981[2/]					October, 1980[2/]					
Total NY State	2,353	1,172	210	101	870	3,541	1,603	136	102	1,700	-34
NY City	856	49	190	45	572	438	75	60	90	213	+95
Suburban NYC[1/]	499	477	10	-	12	1,224	498	28	-	698	-59
Upstate	998	646	10	56	286	1,879	1,030	48	12	789	-47
	January-October, 1981[2/]					January-October, 1980[2/]					
Total NY State	26,231	12,665	1,274	1,407	10,885	22,828	12,693	1,138	849	8,148	+15
NY City	9,581	611	910	1,233	6,827	6,205	684	782	514	4,225	+54
Suburban NYC[1/]	6,370	4,557	168	40	1,605	5,670	4,040	156	123	1,351	+12
Upstate	10,280	7,497	196	134	2,453	10,953	7,969	200	212	2,572	- 6

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, October and January-October, 1981 and 1980 (in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	October					
	Total			New Residential		
Total NY State	$ 282,775	$ 274,093	+ 3	$ 94,908	$132,333	- 28
NY City	50,634	28,188	+ 80	23,800	11,702	+103
Suburban NYC[1/]	86,502	81,023	+ 7	27,517	46,843	- 41
Upstate	145,639	164,882	- 12	43,591	73,788	- 41
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 111,052	$ 74,387	+ 49	$ 76,815	$ 67,373	+ 14
NY City	4,387	2,935	+ 49	22,447	13,551	+ 66
Suburban NYC[1/]	36,136	16,740	+116	22,849	17,440	+ 31
Upstate	70,529	54,712	+ 29	31,519	36,382	- 13
	January-October					
	Total			New Residential		
Total NY State	$2,880,779	$2,769,785	+ 4	$1,000,912	$867,947	+ 15
NY City	834,018	957,765	- 13	255,436	209,399	+ 22
Suburban NYC[1/]	822,607	586,498	+ 40	310,707	219,722	+ 41
Upstate	1,224,154	1,225,522	..	434,769	438,826	- 1
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$1,214,569	$1,357,274	- 11	$ 665,298	$544,564	+ 22
NY City	400,597	610,252	- 34	177,985	138,114	+ 29
Suburban NYC[1/]	320,946	217,023	+ 48	190,954	149,753	+ 28
Upstate	493,026	529,999	- 7	296,359	256,697	+ 15

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, October and January-October, 1981 and 1980

Borough	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3]	Three or Four Family	Five or More Family	Percent Change (Total)
	October, 1981[2]					October, 1980[2]					
Total NY City	865	49	190	45	572	438	75	60	90	213	+ 95
The Bronx	11	1	4	-	6	6	-	6	-	-	+ 83
Brooklyn	326	1	10	15	300	53	3	8	3	39	x
Manhattan	207	-	-	-	207	161	-	-	-	161	+ 29
Queens	196	5	102	30	59	146	2	44	87	13	+ 34
Staten Island	116	42	74	-	-	72	70	2	-	-	+ 61
	January-October, 1981[2]					January-October, 1980[2]					
Total NY City	9,581	611	910	1,233	6,827	6,205	684	782	514	4,225	+ 54
The Bronx	801	44	28	28	701	308	-	18	12	278	+160
Brooklyn	1,273	19	46	116	1,092	525	24	64	111	326	+142
Manhattan	4,453	11	-	-	4,442	3,517	-	-	4	3,513	+ 27
Queens	1,700	43	306	1,086	265	850	33	322	387	108	+100
Staten Island	1,354	494	530	3	327	1,005	627	378	-	-	+ 35

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, October and January-October, 1981 and 1980 (In thousands)

Borough	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	October					
	Total			New Residential		
Total NY City	$ 50,634	$ 28,188	+ 80	$ 23,800	$ 11,702	+103
The Bronx	1,197	3,117	- 62	265	120	+121
Brooklyn	16,140	4,279	+277	13,780	1,380	x
Manhattan	24,993	13,740	+ 82	3,225	5,430	- 41
Queens	4,968	4,640	+ 7	3,675	2,822	+ 30
Staten Island	3,336	2,412	+ 38	2,855	1,950	+ 46
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 4,387	$ 2,935	+ 49	$ 22,447	$ 13,551	+ 66
The Bronx	-	1,800	-100	932	1,197	- 22
Brooklyn	150	375	- 60	2,210	2,524	- 12
Manhattan	3,928	30	x	17,840	8,280	+115
Queens	10	512	- 98	1,283	1,306	- 2
Staten Island	299	218	+ 37	182	244	- 25
	January-October					
	Total			New Residential		
Total NY City	$834,018	$957,765	- 13	$255,436	$209,399	+ 22
The Bronx	53,946	31,688	+ 70	24,143	12,532	+ 93
Brooklyn	169,081	39,964	x	38,219	13,967	+174
Manhattan	489,990	749,610	- 35	131,728	142,258	- 7
Queens	85,389	81,248	+ 5	33,333	16,062	+108
Staten Island	35,612	55,255	- 36	28,013	24,580	+ 14
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$400,597	$610,252	- 34	$177,985	$138,114	+ 29
The Bronx	4,757	6,633	- 28	25,046	12,523	+100
Brooklyn	84,362	3,675	x	46,500	22,322	+108
Manhattan	274,683	517,260	- 47	83,579	90,092	- 7
Queens	32,333	54,121	- 40	19,723	11,065	+ 78
Staten Island	4,462	28,563	- 84	3,137	2,112	+ 49

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1/], October and January-October, 1981 and 1980

County	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total
	October, 1981[2/]					October, 1980[2/]					
Total Suburban NY City	499	477	10	-	12	1,224	498	28	-	698	-59
Nassau	94	78	4	-	12	275	110	20	-	145	-66
Rockland	47	43	4	-	-	180	68	-	-	112	-74
Suffolk	293	293	-	-	-	276	246	2	-	28	+ 6
Westchester	65	63	2	-	-	493	74	6	-	413	-87
	January-October, 1981[2/]					January-October, 1980[2/]					
Total Suburban NY City	6,370	4,557	168	40	1,605	5,670	4,040	156	123	1,351	+12
Nassau	1,628	853	74	-	701	1,302	848	64	-	390	+25
Rockland	592	428	12	-	152	673	432	6	-	235	-12
Suffolk	2,350	2,174	24	40	112	1,988	1,644	38	123	183	+18
Westchester	1,800	1,102	58	-	640	1,707	1,116	48	-	543	+ 5

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1], October and January-October, 1981 and 1980
(In thousands)

County	1981[2]	1980[2]	Percent Change	1981[2]	1980[2]	Percent Change
	October					
	Total			New Residential		
Total Suburban NY City	$ 86,502	$ 81,023	+ 7	$ 27,517	$ 46,843	-41
Nassau	23,941	21,218	+ 13	5,214	10,914	-52
Rockland	5,847	6,581	- 11	2,312	4,786	-52
Suffolk	29,786	18,900	+ 58	13,745	10,376	+32
Westchester	26,928	34,324	- 22	6,246	20,767	-70
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$ 36,136	$ 16,740	+116	$22,849	$ 17,440	+31
Nassau	10,034	4,144	+142	8,693	6,160	+41
Rockland	606	241	+151	2,929	1,554	+88
Suffolk	10,025	4,805	+109	6,016	3,719	+62
Westchester	15,471	7,550	+105	5,211	6,007	-13
	January-October					
	Total			New Residential		
Total Suburban NY City	$822,607	$586,498	+ 40	$310,707	$219,722	+41
Nassau	230,789	192,868	+ 20	80,160	56,303	+42
Rockland	48,195	41,933	+ 15	24,638	19,789	+25
Suffolk	235,591	147,762	+ 59	105,435	65,759	+60
Westchester	308,032	203,935	+ 51	100,474	77,871	+29
	New Non-Residential[4]			Additions and Alterations		
Total Suburban NY City	$320,946	$217,023	+ 48	$190,954	$149,753	+28
Nassau	83,389	83,906	- 1	67,240	52,659	+28
Rockland	9,419	12,190	- 23	14,138	9,954	+42
Suffolk	86,190	48,145	+ 79	43,966	33,858	+30
Westchester	141,948	72,782	+ 95	65,610	53,282	+23

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], October, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	October, 1981[2/]					October, 1980[2/]					
Total Upstate	998	646	10	56	286	1,879	1,030	48	12	789	- 47
East Central	477	147	6	52	272	744	347	26	8	363	- 36
Albany	325	65	4	52	204	300	119	18	-	163	+ 8
Binghamton	11	11	-	-	-	46	28	4	8	6	- 76
Syracuse	94	50	-	-	44	251	140	2	-	109	- 63
Remainder	47	21	2	-	24	147	60	2	-	85	- 68
Mid-Hudson	195	195	-	-	-	184	182	2	-	-	+ 6
Poughkeepsie	92	92	-	-	-	64	64	-	-	-	+ 44
Remainder	103	103	-	-	-	120	118	2	-	-	- 14
Northern and Mohawk Valley	99	87	-	4	8	261	76	6	-	179	- 62
Utica	12	12	-	-	-	192	30	6	-	156	- 94
Remainder	87	75	-	4	8	69	46	-	-	23	+ 26
Western	227	217	4	-	6	690	425	14	4	247	- 67
Buffalo	71	63	2	-	6	293	140	8	4	141	- 76
Elmira	7	7	-	-	-	3	3	-	-	-	+133
Rochester	121	121	-	-	-	267	225	6	-	36	- 55
Remainder	28	26	2	-	-	127	57	-	-	70	- 78

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January-October, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-October, 1981[2/]					January-October, 1980[2/]					
Total Upstate	10,280	7,497	196	134	2,453	10,953	7,969	200	212	2,572	- 6
East Central	3,513	2,276	106	89	1,042	3,669	2,566	104	128	871	- 4
Albany	1,455	886	76	59	434	1,385	933	58	112	282	+ 5
Binghamton	300	192	2	12	94	307	209	32	8	58	- 2
Syracuse	1,344	848	22	14	460	1,440	1,048	10	-	382	- 7
Remainder	414	350	6	4	54	537	376	4	8	149	-23
Mid-Hudson	1,870	1,462	26	4	378	1,545	1,425	14	22	84	+21
Poughkeepsie	558	480	6	-	72	522	422	-	16	84	+ 7
Remainder	1,312	982	20	4	306	1,023	1,003	14	6	-	+28
Northern and Mohawk Valley	924	565	12	15	332	998	611	8	8	371	- 7
Utica	280	197	4	-	79	524	249	8	4	263	-47
Remainder	644	368	8	15	253	474	362	-	4	108	+36
Western	3,973	3,194	52	26	701	4,741	3,367	74	54	1,246	-16
Buffalo	1,437	973	38	8	418	1,633	1,188	28	16	401	-12
Elmira	75	73	2	-	-	73	68	-	-	5	+ 3
Rochester	1,934	1,710	10	14	200	1,863	1,591	32	16	224	+ 4
Remainder	527	438	2	4	83	1,172	520	14	22	616	-55

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], October, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	October					
	Total			New Residential		
Total Upstate	$145,639	$164,882	- 12	$43,591	$73,788	- 41
East Central	50,351	50,805	- 1	16,124	24,282	- 34
Albany	19,635	18,392	+ 7	10,313	9,688	+ 6
Binghamton	17,383	6,326	+175	598	1,937	- 69
Syracuse	9,100	17,740	- 49	3,589	7,385	- 51
Remainder	4,233	8,347	- 49	1,624	5,272	- 69
Mid-Hudson	19,391	16,069	+ 21	8,617	7,709	+ 12
Poughkeepsie	10,373	4,403	+136	3,715	2,820	+ 32
Remainder	9,018	11,666	- 23	4,902	4,889	..
Northern and Mohawk Valley	13,584	13,257	+ 2	5,589	9,225	- 39
Utica	1,709	7,616	- 78	375	5,775	- 94
Remainder	11,875	5,641	+111	5,214	3,450	+ 51
Western	62,313	84,751	- 26	13,261	32,572	- 59
Buffalo	16,829	33,520	- 50	3,667	12,153	- 70
Elmira	725	664	+ 9	266	158	+ 68
Rochester	36,014	26,787	+ 34	7,579	11,720	- 35
Remainder	8,745	23,780	- 63	1,749	8,541	- 80
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 70,529	$ 54,712	+ 29	$31,519	$36,382	- 13
East Central	23,455	14,539	+ 61	10,772	11,984	- 10
Albany	4,282	3,830	+ 12	5,040	4,874	+ 3
Binghamton	15,508	320	x	1,277	4,069	- 69
Syracuse	3,060	8,442	- 64	2,451	1,913	+ 28
Remainder	605	1,947	- 69	2,004	1,128	+ 78
Mid-Hudson	6,258	4,631	+ 35	4,516	3,729	+ 21
Poughkeepsie	4,104	638	x	2,554	945	+170
Remainder	2,154	3,993	- 46	1,962	2,784	- 30
Northern and Mohawk Valley	6,368	762	x	1,627	3,270	- 50
Utica	538	288	+ 87	796	1,553	- 49
Remainder	5,830	474	x	831	1,717	- 52
Western	34,448	34,780	- 1	14,604	17,399	- 16
Buffalo	7,302	16,132	- 55	5,860	5,235	+ 12
Elmira	29	91	- 68	430	415	+ 4
Rochester	22,436	9,069	+147	5,999	5,998	..
Remainder	4,681	9,488	- 51	2,315	5,751	- 60

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-October, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	January-October					
	Total			New Residential		
Total Upstate	$1,244,154	$1,225,522	..	$434,769	$438,826	- 1
East Central	362,489	366,312	- 1	129,709	128,420	+ 1
Albany	146,433	130,806	+12	58,925	53,516	+10
Binghamton	65,322	69,166	- 6	9,539	11,097	-14
Syracuse	107,137	120,993	-11	45,700	44,085	+ 4
Remainder	43,597	45,347	- 4	15,545	19,722	-21
Mid-Hudson	161,398	146,638	+10	71,924	60,479	+19
Poughkeepsie	60,112	48,404	+24	22,788	20,239	+13
Remainder	101,286	98,234	+ 3	49,136	40,240	+22
Northern and Mohawk Valley	89,968	89,206	+ 1	34,696	35,739	- 3
Utica	28,497	37,488	-24	9,515	15,731	-40
Remainder	61,471	51,718	+19	25,181	20,008	+26
Western	610,299	623,366	- 2	198,440	214,188	- 7
Buffalo	231,939	210,656	+10	66,756	71,014	- 6
Elmira	11,757	24,551	-52	3,309	3,723	-11
Rochester	278,407	266,966	+ 4	107,433	89,203	+20
Remainder	88,196	121,193	-27	20,942	50,248	-58
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$ 493,026	$ 529,999	- 7	$296,359	$256,697	+15
East Central	138,710	144,515	- 4	94,070	93,377	+ 1
Albany	49,072	42,659	+15	38,436	34,631	+11
Binghamton	38,371	34,393	+12	17,412	23,676	-26
Syracuse	37,407	53,798	-30	24,030	23,110	+ 4
Remainder	13,860	13,665	+ 1	14,192	11,960	+19
Mid-Hudson	53,870	58,053	- 7	35,604	28,106	+27
Poughkeepsie	23,932	20,220	+18	13,392	7,945	+69
Remainder	29,938	37,833	-21	22,212	20,161	+10
Northern and Mohawk Valley	32,792	33,065	- 1	22,480	20,402	+10
Utica	8,256	13,013	-37	10,726	8,744	+23
Remainder	24,536	20,052	+22	11,754	11,658	+ 1
Western	267,654	294,366	- 9	144,205	114,812	+26
Buffalo	110,619	96,492	+15	54,564	43,150	+26
Elmira	2,741	16,282	-83	5,707	4,546	+26
Rochester	117,243	139,355	-16	53,731	38,408	+40
Remainder	37,051	42,237	-12	30,203	28,708	+ 5

(See Footnotes, Preceding Page 1)

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NEW YORK STATE
DIVISION OF
HOUSING AND COMMUNITY RENEWAL

RICHARD A.
BERMAN
COMMISSIONER
212-488-4962

TWO WORLD
TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, NOVEMBER, 1981
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	NOVEMBER		
	1981	1980	Percent Change
New Residential Units	1,335	2,296	-42
New York City	298	882	-66
Suburban New York City	468	475	-1
Upstate	569	939	-39
Dollar Value of All Construction (in thousands)	$222,469	$208,950	+6
New York City	24,853	45,564	-45
Suburban New York City	82,320	63,899	+29
Upstate	115,296	99,488	+16

ANNUAL ESTIMATE OF NEW HOUSING UNITS AUTHORIZED FOR 1981
BASED ON BUILDING PERMITS ISSUED

	1981 Projection	1980 Total
New York State	29,500	26,804
New York City	10,500	7,800
Suburban Now York City	7,500	6,638
Upstate	11,500	12,366

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
None		

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
Vestal	1	$500
HOSPITALS, INSTITUTIONAL		
Geneseo (Village)	1	1,955
Port Chester	1	1,000
Westfield (Village)	1	2,500
HOTELS, MOTELS		
Henrietta	1	1,200
INDUSTRIAL		
Babylon (Town)	1	1,380
Buffalo	fd	2,000
Deerpark	1	650
DeWitt	1	5,190
Elma	1	7,450
Horseheads (Village)	1	950
New York City		
Queens	1	2,000
North Hempstead	1	600
Ogdensburg	1	1,000
Schenectady	1	2,300
Smithtown	2	1,126
Vestal	1	2,000
Victor (Town)	1	596
West Seneca	1	1,500
OFFICES PROFESSIONAL		
Amherst	1	2,000
DeWitt	1	1,000
Huntington	1	3,519
New York City		
Queens	1	1,950
Oyster Bay	1	1,550
PARKING GARAGES		
Rochester	1	4,411
PUBLIC WORKS, UTILITIES		
Oswego (City)	1	2,200
SCHOOLS, EDUCATIONAL		
Albany	1	1,900
New York City		
Queens	1	1,600
Poughkeepsie (Town)	1	4,000
Waverly	1	1,106

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OVER, THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
STORES, MERCANTILE		
Babylon(Town)	1	1,200
Irondequoit	1	700
North Tonawanda	1	2,000
OTHER NON-RESIDENTIAL BUILDINGS		
New York City		
The Bronx	1	4,000

fd - Foundation only

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
Manhattan	1	500
SCHOOLS, EDUCATIONAL		
Albany	1	1,052
Troy	1	531

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EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980 2/	Total (12 mos.)...	26,804	7,800	6,638	12,366
	Total (11 mos.)...	25,124	7,087	6,145	11,892
	January	1,405	362	587	456
	February	1,540	679	393	468
	March	1,542	379	434	729
	April	2,211	838	379	994
	May	2,198	754	352	1,092
	June	2,350	683	415	1,252
	July	2,424	663	674	1,087
	August	2,310	708	434	1,168
	September	3,307	701	778	1,828
	October	3,541	438	1,224	1,879
	November	2,296	882	475	939
	December	1,680	713	493	474
1981 2/	Total (11 mos.)...	27,566	9,879	6,838	10,849
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September.....	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1981 (in thousands)

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980 2/	Total (12 mos.) .	3,200,152	1,062,777	704,023	1,433,352
	Total (11 mos.)..	2,978,735	1,003,329	650,396	1,325,010
	January	178,831	66,371	63,159	49,301
	February	123,736	32,719	37,107	53,910
	March	171,052	24,439	48,243	98,370
	April	256,002	91,384	43,843	120,775
	May	450,306	266,105	47,142	137,059
	June	263,516	34,917	75,919	152,680
	July	362,106	123,635	87,885	150,586
	August	406,617	235,140	42,503	128,974
	September	283,526	54,867	59,674	168,985
	October	274,093	28,188	81,023	164,882
	November	208,950	45,564	63,898	99,488
	December	221,417	59,448	53,627	108,342
1981 2/	Total (11 mos.)...	3,103,248	858,871	904,927	1,339,450
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November.....	222,469	24,853	82,320	115,296

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1981 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980 2/	Total (12 mos.)...	3,200,152	1,008,488	1,522,655	669,009
	Total (11 mos.)...	2,978,735	946,965	1,418,258	613,512
	January	178,831	54,798	65,402	58,631
	February	123,736	52,268	29,769	41,699
	March	171,052	54,144	65,375	51,533
	April	256,002	79,297	133,124	43,581
	May	450,306	74,330	304,153	71,823
	June	263,516	86,065	111,708	65,743
	July	362,106	92,245	218,174	51,687
	August	406,617	130,905	232,588	43,124
	September	283,526	111,562	122,594	49,370
	October	274,093	132,333	74,387	67,373
	November	208,950	79,018	60,984	68,948
	December	221,417	61,523	104,397	55,497
1981 2/	Total (11 mos.)...	3,103,248	1,068,767	1,318,203	716,278
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282
	October.....	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, November and January-November, 1981 and 1980

Area	Total	One Family	Two Family 3/	Three or Four Family	Five or More Family	Total	One Family	Two Family 3/	Three or Four Family	Five or More Family	Percent Change (Total)
	November, 1981 2/					November, 1980 2/					
Total NY State	1,335	910	56	19	350	2,296	1,094	134	79	989	-42
NY City	298	52	36	15	195	882	41	100	69	672	-66
Suburban NYC 1/	468	354	2	-	112	475	451	24	-	-	-1
Upstate	569	504	18	4	43	939	602	10	10	317	-39
	January-November, 1981 2/					January-November, 1980 2/					
Total NY State	27,566	13,575	1,330	1,426	11,235	25,124	13,787	1,272	928	9,137	+10
NY City	9,879	663	946	1,248	7,022	7,087	725	882	583	4,897	+39
Suburban NYC 1/	6,838	4,911	170	40	1,717	6,145	4,491	180	123	1,351	+11
Upstate	10,849	8,001	214	138	2,496	11,892	8,571	210	222	2,889	-9

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, November and January - November, 1981 and 1980

(in thousands)

Area	1981 [2/]	1980 [2/]	Percent Change	1981 [2/]	1980 [2/]	Percent Change
	November					
	Total			New Residential		
Total NY State	$222,469	$208,950	+6	$67,855	$79,018	-14
NY City	24,853	45,564	-45	6,650	19,784	-66
Suburban NYC[1/]	82,320	63,898	+29	32,710	23,786	+38
Upstate	115,296	99,488	+16	28,495	35,448	-20
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$103,634	$60,984	+70	$ 50,980	$68,948	-26
NY City	10,252	665	x	7,951	25,115	-68
Suburban NYC[1/]	30,744	21,601	+42	18,866	18,511	+2
Upstate	62,638	38,718	+62	24,163	25,322	-5
	January-November					
	Total			New Residential		
Total NY State	$3,103,248	$2,978,735	+4	$1,068,767	$ 946,965	+13
NY City	858,871	1,003,329	-14	262,086	229,183	+14
Suburban NYC[1/]	904,927	650,396	+39	343,417	243,508	+41
Upstate	1,339,450	1,325,010	+1	463,264	474,274	-2
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$1,318,203	$1,418,258	-7	$ 716,278	$613,512	+17
NY City	410,849	610,917	-33	185,936	163,229	+14
Suburban NYC[1/]	351,690	238,624	+47	209,820	168,264	+25
Upstate	555,664	568,717	-2	320,522	282,019	+14

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, November and January-November, 1981 and 1980

Borough	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Percent Change (Total)
	November, 1981[2/]					November, 1980[2/]					
Total NY City	298	52	36	15	195	882	41	100	69	672	-66
The Bronx	-	-	-	-	-	2	-	2	-	-	-100
Brooklyn	92	-	6	6	80	144	3	2	12	127	-36
Manhattan	115	-	-	-	115	545	-	-	-	545	-79
Queens	30	3	18	9	-	137	2	78	57	-	-78
Staten Island	61	49	12	-	-	54	36	18	-	-	+13
	January- November 1981[2/]					January-November 1980[2/]					
Total NY City	9,879	663	946	1,248	7,022	7,087	725	882	583	4,897	+39
The Bronx	801	44	28	28	701	310	-	20	12	278	+158
Brooklyn	1,365	19	52	122	1,172	669	27	66	123	453	+104
Manhattan	4,568	11	-	-	4,557	4,062	-	-	4	4,058	+12
Queens	1,730	46	324	1,095	265	987	35	400	444	108	+75
Staten Island	1,415	543	542	3	327	1,059	663	396	-	-	+34

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, November and January-November, 1981 and 1980 (in thousands)

Borough	1981 [2/]	1980 [2/]	Percent Change	1981 [2/]	1980 [2/]	Percent Change
	November					
	Total			New Residential		
Total NY City	$24,853	$45,564	-45	$6,650	$19,784	-66
The Bronx	4,716	11,147	-58	-	60	-100
Brooklyn	6,375	5,998	+6	2,144	3,021	-29
Manhattan	3,876	21,624	-82	2,030	13,026	-84
Queens	7,975	4,932	+60	845	2,104	-60
Staten Island	2,011	1,863	+8	1,631	1,573	+4
	New Non-Residential [4/]			Additions and Alterations		
Total NY City	$10,252	$ 665	X	$7,951	$25,115	-68
The Bronx	4,000	60	X	716	11,027	-94
Brooklyn	218	280	-22	4,013	2,697	+49
Manhattan	14	45	-69	1,832	8,553	-79
Queens	6,020	151	X	1,010	2,677	-62
Staten Island	-	129	-100	380	161	+136
	January-November					
	Total			New Residential		
Total NY City	$858,871	$1,003,329	-14	$262,086	$229,183	+14
The Bronx	58,662	42,835	+37	24,143	12,592	+92
Brooklyn	175,456	45,962	+282	40,363	16,988	+138
Manhattan	493,866	771,234	-36	133,758	155,284	-14
Queens	93,264	86,180	+8	34,178	18,166	+88
Staten Island	37,623	57,118	-34	29,644	26,153	+13
	New Non-Residential [4/]			Additions and Alterations		
Total NY City	$410,849	$610,917	-33	$185,936	$163,229	+14
The Bronx	8,757	6,693	+31	25,762	23,550	+9
Brooklyn	84,580	3,955	X	50,513	25,019	+102
Manhattan	274,697	517,305	-47	85,411	98,645	-13
Queens	38,353	54,272	-29	20,733	13,742	+51
Staten Island	4,462	28,692	-84	3,517	2,273	+55

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1/], November and January-November, 1981 and 1980

County	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total
	November, 1981[2/]					November, 1980[2/]					
Total Suburban NY City	468	354	2	-	112	475	451	24	-	-	-1
Nassau	150	36	2	-	112	69	57	12	-	-	+117
Rockland	47	47	-	-	-	55	51	4	-	-	-15
Suffolk	213	213	-	-	-	272	270	2	-	-	-22
Westchester	58	58	-	-	-	79	73	6	-	-	-27
	January-November, 1981[2/]					January-November, 1980[2/]					
Total Suburban NY City	6,838	4,911	170	40	1,717	6,145	4,491	180	123	1,351	+11
Nassau	1,778	889	76	-	813	1,371	905	76	-	390	+30
Rockland	639	475	12	-	152	728	483	10	-	235	-12
Suffolk	2,563	2,387	24	40	112	2,260	1,914	40	123	183	+13
Westchester	1,858	1,160	58	-	640	1,786	1,189	54	-	543	+4

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], November and January-November, 1981 and 1980
(in thousands)

County	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	November					
	Total			New Residential		
Total Suburban NY City	$82,320	$63,898	+29	$32,710	$23,786	+38
Nassau	31,609	12,531	+152	9,967	4,131	+141
Rockland	3,475	3,753	-7	2,305	2,842	-19
Suffolk	32,587	28,024	+16	14,215	10,980	+29
Westchester	14,649	19,590	-25	6,223	5,833	+7
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$30,744	$21,601	+42	$18,866	$18,511	+2
Nassau	14,517	3,917	+271	7,125	4,483	+59
Rockland	124	188	-34	1,046	723	+45
Suffolk	13,861	10,133	+37	4,511	6,911	-35
Westchester	2,242	7,363	-70	6,184	6,394	-3
	January-November					
	Total			New Residential		
Total Suburban NY City	$904,927	$650,396	+39	$343,417	$243,508	+41
Nassau	262,398	205,399	+28	90,127	60,434	+49
Rockland	51,670	45,686	+13	26,943	22,631	+19
Suffolk	268,178	175,786	+53	119,650	76,739	+56
Westchester	322,681	223,525	+44	106,697	83,704	+27
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$351,690	$238,624	+47	$209,820	$168,264	+25
Nassau	97,906	87,823	+11	74,365	57,142	+30
Rockland	9,543	12,378	-23	15,184	10,677	+42
Suffolk	100,051	58,278	+72	48,477	40,769	+19
Westchester	144,190	80,145	+80	71,794	59,676	+20

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], November, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change) (Total)
	November, 1981[2/]					November, 1980[2/]					
Total Upstate	569	504	18	4	43	939	602	10	10	317	-39
East Central	202	171	16	4	11	395	175	6	3	211	-49
Albany	84	67	12	-	5	83	78	2	3	-	+1
Binghamton	24	22	2	-	-	16	9	-	-	7	+50
Syracuse	59	59	-	-	-	209	59	4	-	146	-72
Remainder	35	23	2	4	6	87	29	-	-	58	-60
Mid-Hudson	157	157	-	-	-	136	96	-	-	40	+15
Poughkeepsie	43	43	-	-	-	26	26	-	-	-	+65
Remainder	114	114	-	-	-	110	70	-	-	40	+4
Northern and Mohawk Valley	3	3	-	-	-	100	34	-	-	66	-97
Utica	3	3	-	-	-	81	15	-	-	66	-96
Remainder	-	-	-	-	-	19	19	-	-	-	-100
Western	207	173	2	-	32	308	297	4	7	-	-33
Buffalo	52	52	-	-	-	112	104	4	4	-	-54
Elmira	9	9	-	-	-	10	10	-	-	-	-10
Rochester	127	95	-	-	32	162	162	-	-	-	-22
Remainder	19	17	2	-	-	24	21	-	3	-	-21

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January-November, 1981 and 1980

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-November, 1981[2/]					January-November, 1980[2/]					
Total Upstate	10,849	8,001	214	138	2,496	11,892	8,571	210	222	2,889	-9
East Central	3,715	2,447	122	93	1,053	4,064	2,741	110	131	1,082	-9
Albany	1,539	953	88	59	439	1,468	1,011	60	115	282	+5
Binghamton	324	214	4	12	94	323	218	32	8	65	••
Syracuse	1,403	907	22	14	460	1,649	1,107	14	-	528	-15
Remainder	449	373	8	8	60	624	405	4	8	207	-28
Mid-Hudson	2,027	1,619	26	4	378	1,681	1,521	14	22	124	+21
Poughkeepsie	601	523	6	-	72	548	448	-	16	84	+10
Remainder	1,426	1,096	20	4	306	1,133	1,073	14	6	40	+26
Northern and Mohawk Valley	927	568	12	15	332	1,098	645	8	8	437	-16
Utica	283	200	4	-	79	605	264	8	4	329	-53
Remainder	644	368	8	15	253	493	381	-	4	108	+31
Western	4,180	3,367	54	26	733	5,049	3,664	78	61	1,246	-17
Buffalo	1,489	1,025	38	8	418	1,745	1,292	32	20	401	-15
Elmira	84	82	2	-	-	83	78	-	-	5	+1
Rochester	2,061	1,805	10	14	232	2,025	1,753	32	16	224	+2
Remainder	546	455	4	4	83	1,196	541	14	25	616	-54

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], November, 1981 and 1980

(in thousands)

Area	1981 [2/]	1980 [2/]	Percent Change	1981 [2/]	1980 [2/]	Percent Change
	November					
	Total			New Residential		
Total Upstate	$115,296	$99,488	+16	$28,495	$35,448	-20
East Central	38,649	22,645	+71	9,859	11,879	-17
Albany	14,719	7,605	+94	3,884	3,948	-2
Binghamton	7,022	3,604	+95	1,247	584	+114
Syracuse	13,878	8,028	+73	3,161	5,078	-38
Remainder	3,030	3,408	-11	1,567	2,269	-31
Mid-Hudson	17,889	23,543	-24	7,179	4,585	+57
Poughkeepsie	6,974	11,375	-39	2,096	1,175	+78
Remainder	10,915	12,168	-10	5,083	3,410	+49
Northern and Mohawk Valley	4,450	5,680	-22	152	2,482	-94
Utica	813	2,795	-71	152	1,907	-92
Remainder	3,637	2,885	+26	-	575	-100
Western	54,308	47,620	+14	11,305	16,502	-31
Buffalo	24,620	20,400	+21	3,642	5,708	-36
Elmira	1,630	981	+66	397	473	-16
Rochester	20,037	15,489	+29	6,329	9,086	-30
Remainder	8,021	10,750	-25	937	1,235	-24
	New Non-Residential [4/]			Additions and Alterations		
Total Upstate	$62,638	$38,718	+62	$24,163	$25,322	-5
East Central	19,711	4,682	X	9,079	6,084	+49
Albany	5,492	1,117	X	5,343	2,540	+110
Binghamton	5,105	1,923	+165	670	1,097	-39
Syracuse	8,570	1,339	X	2,147	1,611	+33
Remainder	544	303	+80	919	836	+10
Mid-Hudson	7,657	13,091	-42	3,053	5,867	-48
Poughkeepsie	4,561	9,558	-52	317	642	-51
Remainder	3,096	3,533	-12	2,736	5,225	-48
Northern and Mohawk Valley	2,041	947	+116	2,257	2,251	••
Utica	114	197	-42	547	691	-21
Remainder	1,927	750	+157	1,710	1,560	+10
Western	33,229	19,998	+66	9,774	11,120	-12
Buffalo	17,788	9,183	+94	3,190	5,509	-42
Elmira	1,015	56	X	218	452	-52
Rochester	10,380	3,213	+223	3,328	3,190	+4
Remainder	4,046	7,546	-46	3,038	1,969	+54

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-November, 1981 and 1980

(in thousands)

Area	1981[2/]	1980[2/]	Percent Change	1981[2/]	1980[2/]	Percent Change
	January-November					
	Total			New Residential		
Total Upstate	$1,339,450	$1,325,010	+1	$463,264	$474,274	-2
East Central	401,138	388,957	+3	139,568	140,299	-1
Albany	161,152	138,411	+16	62,809	57,464	+9
Binghamton	72,344	72,770	-1	10,786	11,681	-8
Syracuse	121,015	129,021	-6	48,861	49,163	-1
Remainder	46,627	48,755	-4	17,112	21,991	-22
Mid-Hudson	179,287	170,181	+5	79,103	65,064	+22
Poughkeepsie	67,086	59,779	+12	24,884	21,414	+16
Remainder	112,201	110,402	+2	54,219	43,650	+24
Northern and Mohawk Valley	94,418	94,886	••	34,848	38,221	-9
Utica	29,310	40,283	-27	9,667	17,638	-45
Remainder	65,108	54,603	+19	25,181	20,583	+22
Western	664,607	670,986	-1	209,745	230,690	-9
Buffalo	256,559	231,056	+11	70,398	76,722	-8
Elmira	13,387	25,532	-48	3,706	4,196	-12
Rochester	298,444	282,455	+6	113,762	98,289	+16
Remainder	96,217	131,943	-27	21,879	51,483	-58
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$555,664	$568,717	-2	$320,522	$282,019	+14
East Central	158,421	149,197	+6	$103,149	$ 99,461	+4
Albany	54,564	43,776	+25	43,779	37,171	+18
Binghamton	43,476	36,316	+20	18,082	24,773	-27
Syracuse	45,977	55,137	-17	26,177	24,721	+6
Remainder	14,404	13,968	+3	15,111	12,796	+18
Mid-Hudson	61,527	71,144	-14	38,657	33,973	+14
Poughkeepsie	28,493	29,778	-4	13,709	8,587	+60
Remainder	33,034	41,366	-20	24,948	25,386	-2
Northern and Mohawk Valley	34,833	34,012	+2	24,737	22,653	+9
Utica	8,370	13,210	-37	11,273	9,435	+19
Remainder	26,463	20,802	+27	13,464	13,218	+2
Western	300,883	314,364	-4	153,979	125,932	+22
Buffalo	128,407	105,675	+22	57,754	48,659	+19
Elmira	3,756	16,338	-77	5,925	4,998	+19
Rochester	127,623	142,568	-10	57,059	41,598	+37
Remainder	41,097	49,783	-17	33,241	30,677	+8

(See Footnotes, Preceding Page 1)